

Zoning Board of Appeals
Minutes
February 22, 2021

A meeting of the Zoning Board of Appeals (ZBA) was held via the Zoom Web Conferencing service on February 22, 2021 at 7:30 pm.

Present: Mark Jones, William Byron, Bruce Fletcher and Ernest Dodd

Associate Members - Andrew DeMore, Leonard Golder and David Hartnagel

Absent –Associate Member Ruth Sudduth

Public Hearing Continuance - 44 Pine Point Road Special Permit and Variance

Karen Kelleher reported that the Applicant for 44 Pine Point Road requested that the public hearing be continued to April 5, 2021 without testimony to allow time for them to work with the Board of Health on the location of the leach field, which will be a determining factor on the location of the house.

Chairman Mark Jones opened the public hearing continuance from February 1, 2021 to consider applications for Special Permit and Variances at 44 Pine Point Road. Mark Jones announced that the Applicant has requested a continuance without testimony until after they meet with the Board of Health concerning approval the septic system.

Ernest Dodd moved to continue the public hearing without testimony to April 5, 2021 at 7:40 pm. The motion was seconded by Andrew DeMore and carried by a unanimous roll call vote in favor (Mark Jones, William Byron, Bruce Fletcher and Ernest Dodd and Associate Members Andrew DeMore).

74 Pine Point Road Special Permit Decision

Members reviewed a draft Special Permit Decision for 74 Pine Point Road.

Leonard Golder moved to approve the draft special permit decision for 74 Pine Point Road as amended and to authorize Ernest Dodd to endorse the decision on behalf of the board. The motion was seconded by Andrew DeMore and carried by a unanimous roll call vote in favor (Mark Jones, William Byron, Ernest Dodd, and Associate Members Leonard Golder and Andrew DeMore).

Minutes – February 8, 2021

Andrew DeMore moved to approve minutes of the February 8, 2021 meeting as edited. The motion was seconded by Leonard Golder and carried by a roll call vote of 5 in favor (Mark Jones, William Byron, Ernest Dodd and Associate Members Andrew DeMore, Leonard Golder and David Hartnagel) and 1 abstention (Bruce Fletcher).

Members Updates

Mark Jones updated the Board with general information concerning ongoing litigation:

Collings Airport Use – A preliminary hearing is scheduled for the Collings case. He is not sure if the hearing will be held in person or on zoom. He will contact Town Counsel and if the hearing is to be held via zoom, he will obtain the link to share with Board Members.

Plantation Apartments I and II – There have been ongoing confidential negotiations between parties and it appears there will be a decision in a short period of time – perhaps the next few days. The meetings have been in the form of a negotiated settlement through mediation and there has been some progress. He said if the results of negotiations are for a change as to parcel shape and size it might come back to the ZBA for a modified decision and/or revisions to the draft covenants.

FY22 Budget

Mark Jones said he has not heard from the Town Administrator on the proposed budget. He will reach out to check to see where we stand. Bill Byron suggested watching the budget portion of the Selectmen's meeting that was held on February 9th.

Stow Acres Public Forum – Those that attended the Stow Acres Public forum thought it was very well done.

Looking Ahead

March 1, 2021 ZBA Meeting

- 147 Red Acre Road Special Permit
- ZBA Rule (review and approve)

April 5, 2021

- Public Hearing Continuance – 44 Pine Point Road Special Permit and Variance

Adjournment

At 8:13 pm, Andrew DeMore moved to adjourn the meeting. The motion was seconded by Ernest Dodd and carried by a unanimous roll call vote (Mark Jones, William Byron, Bruce Fletcher, Ernest Dodd and Associate Members Andrew DeMore, Leonard Golder and David Hartnagel)

Respectfully submitted,

Karen Kelleher
Secretary